

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – January 31, 2024

Board Present

Paul Driscoll – President
Kelly Dodd – Secretary
Howard Lopez – Vice-President (absent)
Desiree Storch Noble – Treasurer

Management

Terri Kenyon – Supr. CAM

Membership

List on file

1. Call to Order & Determination of Quorum

Paul Driscoll called the Board Meeting to order at 6:37 pm. With three of the four Board Members present, a quorum was established. The meeting was held in the Idlewild Riverfront Clubhouse.

2. Homeowner Comments – Agenda Items Only

A homeowner wanted to say that Javier, the maintenance person, is doing a great job.

The Board moved to item 7a on the agenda – appointment of Board member so that a quorum would be established. The Bylaws of the Association require 3 Board members to establish a quorum.

3. Committee Reports This item is to be removed from future agendas.

- a) **Landscaping Committee** – None at this time.
- b) **Sewer Lift Committee** – None at this time.
- c) **Building Safety Committee** – None at this time.

4. Approval of Minutes

- a) **Approval of the November 29, 2023, Meeting minutes (continued to December 14th)** – *Paul Driscoll made a motion to approve the meeting minutes as written; Desiree Storch Noble seconded the motion which was carried unanimously.*

5. Review of Unaudited Financial Statements

- a) **Review & Acceptance through November 2023 unaudited financials** – Postponed.
- b) **Board to update on the 2022 Audit** – Gene Clawson is currently working on the audit.

6. Update of Action Taken Outside of a Board Meeting

- a) **Board to discuss any action taken outside of a Board Meeting** – None.

7. Old Business

- a) **Appointment of Board Member** – *Paul Driscoll made a motion to appoint Kelly Dodd to the Board of Directors; Desiree Storch Noble seconded the motion and it was carried unanimously.*
- b) **Board to Update on Governing Documents Re-write votes** – Postponed.
- c) **Board to Discuss Storage Room Issues & Possible Policy**- Postponed. The Board asked Terri Kenyon to contact Howard Lopez regarding this issue as he is the Board member that was working on this policy.
- d) **Reserve Study Update** – in process.
- e) **Exterior Stair Maintenance** – Postponed until spring or summer.
- f) **Amazon Package Center** – Kelly Dodd stated that she had a contact at Amazon that may be able to assist us in this. The prior contact that management had no longer is responding to our emails.
- g) **Window Washing Proposals** – Postponed until spring.
- h) **Arborist Proposal** – The arborists stated that this needs to be postponed until spring when it can be determined which branches are blooming so that deadwood can be removed.
- i) **Call Box Replacements** – Postponed. The Board did say that they wanted to add the pool gate and clubhouse to the fob system.

8. New Business

- a) **Reassignment of Board Officers** – *Desiree Storch Noble made a motion to appoint Kelly Dodd as secretary; Paul Driscoll seconded the motion which was carried unanimously.*
- b) **Update of Bank Signers** – *Paul Driscoll made a motion to have Paul Driscoll, Desiree Storch Noble and Kelly Dodd as signers on the bank accounts; Desiree Storch Noble seconded the motion which was carried unanimously.*

9. Next Board Meeting

- a) **Board Announcement & Comments** – Terri Kenyon informed the Board that the carpet cleaner needs to be replaced. *Paul Driscoll made a motion to approve the expense up to \$3000.00 to purchase a new carpet cleaner; Desiree Storch Noble seconded the motion which was carried unanimously.*
- b) **Items to be placed on the next agenda** –pool pergola needs repair/replacement; Edward Jones – John Spears to be invited to attend
- c) **Tentative Next Meeting Date** – February 22, 2024.

10. Homeowner Comments – None.

11. Adjournment

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 7:35 pm to. Desiree Storch Noble seconded the motion. The motion was carried with a vote of all in favor.*

Respectfully submitted,

Terri Kenyon
Recording Secretary

Kelly Dodd
Board Secretary